Boeing Field King County International Airport

P.O. Box 80245 Scattle, Washington 98108 (206) 344-7380



Landford:

King County

Effective:

August 23, 1983

Tenant:

Famco Transport, Inc.

Phone:

206 / 762-2373

Address:

P. O. Box 80007

6640 Ellis Avenue South Seattle, Washington 98108

4 AQ

Aircraft Make/Model: 1978 Skymaster C-337Color:

Hangar Number: Airpark Hangar B-2; exhibit

Monthly Rental

\$278.16

A attached.

35.72

12% Leasehold Tax

Monthly Total

\$313.88

- 1. This Agreement creates a tenancy from month to month, and may be terminated upon thirty (30) days written notice on the part of the Tenant or the Landlord. Failure to give thirty days written notice shall render the Tenant liable for rent up to and including thirty days beyond the date of cancellation of Agreement by Landlord. All rents are due in advance on the first of each month. Should the effective date of this Agreement be other than the first day of a month, rental shall be pro-rated.
- Two months rent (\$ 627.76) is payable by Tenant upon inception of this Agreement. One month's rent shall be a rental deposit and upon termination shall apply to the last month's rent.
- Failure to pay rentals as specified herein renders this Agreement voidable at Landford's option and gives the Landlord the right to re-enter and repossess the Hangar immediately and without further notice. Fallure to pay rentals as specified shall also constitute a lien on above aircraft pursuant to Chapter 15.60 of the King County Code. Tenant shall bear all costs and expenses incurred by Landlord in enforcing the terms of this Agreement or in the collection of amounts due hereunder, including reasonable attornev's fees.
- Tenant shall be familiar with and comply with all Rules and Regulations in force on King County International Airport. Failure to comply with Rules and Regulations could result in termination of this Agreement.
- 5. In addition to the other terms and conditions of this Agreement, Tenant shall:
 - a. Use the Hangar only to house the aircraft listed above which is owned or leased by Tenant and necessary aircraft groundhandling equipment associated with said aircraft.
 - b. Store no gasoline, oil, explosive or inflammables in the Hangar except in UL approved
 - c. Close the Hangar doors promptly after putting the aircraft in or taking it out of the Hangar and coordinate the operation of the doors so as not to unduly or in an untimely fashion, obstruct the access to adjacent Hangars.
 - d. Not use the Hangar for major repairing or overhauling any aircraft or equipment.
 - Not use any electrical equipment or machinery in or about the Hangar or modify existing wiring, or install additional outlets, fixtures or the like therein.
 - Not assign any interest of Tenant hereunder or sublet, license or permit any other party or parties to occupy any portion of the Hangar without prior written approval from Landlord.
 - Not conduct any charter, rental, repair, or instructional service, or any other commercial activity that is offered to the general public in or from the Hangar.
 - h. Report to the Landlord any defects in the Hangar which the Tenant feels require maintenance.

 - i. Keep the Hangar clean and free of debris and not part of the Hangar or pass any such Airport.

 j. Not attach any hoisting or holding mechanism to any part of the Hangar or pass any such mechanism over the struts or braces therein. For purposes of this Agreement, a hoisting or holding mechanism shall be deemed to include, but shall not be limited to, a chain-ball, block and tacking or their hoisting device.

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- Not paint, remove, deface, modify, bend, drill, cut or otherwise after or modify any part of the Hangar.
- Comply with all applicable federal, state, county and municipal ordinances and regulations now in force or hereafter promulgated.
- m. Pay prior to delinquency any taxes (including Leasehold Excise Taxes) and assessments levied or assessed on the Hangar, or Tenant's interest hereunder or in the Hangar and on any personal property situated in, on or about the Hangar, including any applicable costs of utility services.
- n. Not lock the Hangar or permit the same to be locked with any lock other than the lock supplied, as hereinafter provided, by Landlord.
- Not park or leave aircraft on the taxiway or on the pavement adjacent to the Hangar door in a manner which unduly interferes with or obstructs access to adjacent Hangars.
- p. Maintain in the Hangar a portable fire extinguisher, fully charged, with minimum rating of 2A 10:BC (5 lb. dry chemical). See Exhibit B attached.
- 6. Further, Landlord shall:
 - a. Keep the Hangar in good repair, including light bulb replacement as required.
 - b. Provide access to the Hangar and to the public taxiways, ramps, and runways at King County International Airport.
 - c. Keep the public taxiways adjacent to the Hangar clear of debris.
 - d. Periodically inspect the Hangar.
 - e. Not be liable to Tenant or anyone else for any damage whatsoever to persons or property however occasioned.
 - f. Furnish a padlock and key to Tenant.
 - g. Have the right to enter the Hangar at any time.
- 7. Tenant agrees to protect and save King County, its elected and appointed officials and employees while acting within the scope of their duties as such, harmless from and against all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, arising in favor of Tenant or third parties on account of personal injuries, death or damage to property arising out of the Hangar rented by Tenant or in any way resulting from the willful or negligent acts or omissions of the Tenant and/or its agents, employees or representatives, except the sole and exclusive willful and negligent acts or omissions of King County.
- Landlord shall not be liable to the Tenant for claims or damages arising from any defect in the construction of or the present condition of the Hangar, whether known or unknown, or for damage by storm, rain or leakage.
- 9. This Agreement is not assignable or transferable.

The above mentioned conditions are mutually agreed to by Tenant and Landlord.

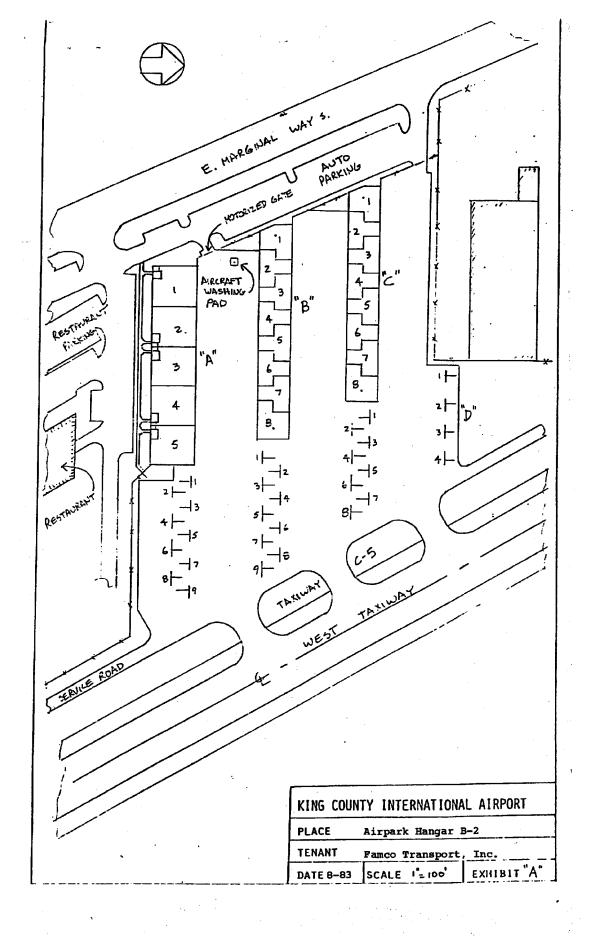
TENANT:	LANDLORD:
Famco Transport, Inc. By William J. Albright	County of King, State of Washington By
Title President	Title King County Executive
Date August 22, 1983	Executed on the day of day of
APPROVED AS TO FORM — PROSECUTING ATTORNEY	APPROVED - AIRPORT
Ву	Donald W. Smith
Title Deputy Prosecuting Attorney	TitleAirport Manager
Date	DateAugust 22, 1983

EXHIBIT B

5. p. Extinguishers:

Hangar A needs two 2A 10:BC UL-rated extinguishers.

Hangars B and C, and Westside tee-hangars need one 10:BC (dry chemical) extinguisher.



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